

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waterloo Consortium

State: IA

PJ's Total HOME Allocation Received: \$9,488,347

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	6			
% of Funds Committed	95.49 %	93.99 %	1	93.41 %	66		69
% of Funds Disbursed	83.86 %	88.06 %	5	84.68 %	36		36
Leveraging Ratio for Rental Activities	10.61	8.4	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.44 %	1	80.76 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	85.24 %	86.77 %	4	68.18 %	75		79
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.14 %	90.47 %	6	80.32 %	33		34
% of 0-30% AMI Renters to All Renters***	15.83 %	59.17 %	6	45.16 %	11		7
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	89.93 %	97.81 %	6	95.04 %	16		16
Overall Ranking:			In State:	6 / 6	Nationally:	54	53
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,459	\$12,157		\$26,037	139	Units	16.10 %
Homebuyer Unit	\$11,131	\$15,473		\$14,755	434	Units	50.30 %
Homeowner-Rehab Unit	\$12,076	\$20,426		\$20,487	70	Units	8.10 %
TBRA Unit	\$851	\$762		\$3,225	219	Units	25.40 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waterloo Consortium IA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,484	\$69,824	\$22,564
State:*	\$85,591	\$69,599	\$42,698
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	40.0	61.4	59.7	37.4	Single/Non-Elderly:	30.4	37.4	29.9	29.2
Black/African American:	60.0	30.0	29.9	60.7	Elderly:	60.8	2.4	1.5	4.6
Asian:	0.0	0.2	0.0	0.5	Related/Single Parent:	8.8	33.6	32.8	59.8
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	21.4	20.9	2.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	5.2	14.9	3.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.5	1.5	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.9					
ETHNICITY:									
Hispanic	0.0	6.7	9.0	0.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	83.2	35.0	29.9	30.1	Section 8:	22.4	0.0 [#]		
2 Persons:	12.8	22.1	22.4	20.5	HOME TBRA:	0.0			
3 Persons:	3.2	19.8	20.9	26.0	Other:	2.4			
4 Persons:	0.0	10.0	13.4	13.2	No Assistance:	75.2			
5 Persons:	0.8	9.3	9.0	6.8					
6 Persons:	0.0	2.6	1.5	3.2					
7 Persons:	0.0	0.7	1.5	0.0					
8 or more Persons:	0.0	0.5	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waterloo Consortium

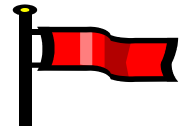
State: IA

Group Rank: 54
(Percentile)

State Rank: 6 / 6 PJs

Overall Rank: 53
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	85.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	89.93	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.42	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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